

UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF
PENNSYLVANIA

In Re:

KEVIN DAVID TOLEJKO)	
)	Case No. 19-24789-CMB
)	
Debtor,)	
_____)	
)	Document No. _____
ASHLEY RIDGE HOMEOWNERS)	
ASSOCIATION)	
)	
Movant,)	
)	
vs.)	
)	
KEVIN DAVID TOLEJKO, .)	
)	
Respondent)	

**MOTION TO APPROVE POST-PETITION CLAIM/MOTION TO AMEND PLAN OR
IN THE ALTERNATIVE MOTION FOR RELIEF FROM THE AUTOMATIC STAY**

AND NOW, comes the Movant, Ashley Ridge Homeowners Association (hereinafter “Ashley Ridge”), by and through their counsel, Fred C. Jug, Jr., and Brandt Milnes & Rea, P.C., who file the following Motion to Approve Post-Petition Claim/Motion to Amend Plan or in the Alternative Motion for Relief from the Automatic Stay, and in support thereof state the following;

Background

1. According to the bankruptcy docket, the Debtor, Kevin David Tolejko, filed a voluntary Petition for Relief under Chapter 13.

2. The docket indicates that the sole Debtor is Kevin David Tolejko. The docket does not indicate that Janessa R. Tolejko also filed for Bankruptcy. The Lien which is the subject of this Motion involves property which is owned by the Debtor and Janessa R. Tolejko.

3. Attached hereto as Exhibit "A" and incorporated by reference herein is a copy of the Beaver County Assessment records. These records confirm that property located within the Ashley Ridge Homeowners Association is owned by Kevin D. Tolejko and Janessa R. Tolejko.

4. The bankruptcy docket confirms that Ashley Ridge Homeowners Association has not been listed as a Creditor in this case as they were not listed on the bankruptcy schedules in 2019 nor were they provided with notice of the bankruptcy. This appears to be because the obligation to Ashley Ridge was not delinquent when the Bankruptcy was filed. The Debtor and Janessa Tolejko stopped making payments to Ashley Ridge after the Bankruptcy Petition was filed.

5. Each Owner within the Association is subject to the terms and provisions of the Association governing documents and the applicable law in the Commonwealth of Pennsylvania.

6. Pursuant to 68 Pa. C.S. §5315, the Association has a lien on the Unit if fees and assessments are not paid when they come due. Section 5315 of the Act further provides that the lien of the Association may be foreclosed in like manner as a mortgage. In addition, the Association is entitled to recover interest, late fees and reasonable attorney fees and costs to collect delinquent assessments.

7. In this case, the Debtor and Janessa Tolejko are jointly liable for past due fees and assessments owed to the Ashley Ridge Homeowners Association. The account with the Association has become delinquent and neither the Debtor or Janessa R. Tolejko have made payments on this account for several years.

8. Attached hereto as Exhibit "B" is ledger of the account as of November 5, 2024, with a past due balance of \$5,701.72.

9. Pursuant to 68 Pa. C.S. §5315(i), payments received are first applied to any interest, then to any late fee, and then to any costs and reasonable attorney fees before they are applied to the delinquent account.

10. Ashley Ridge is a secured Creditor of the Debtor.

11. The lien of Ashley Ridge is increasing as a result of the Debtor and Janessa Tolejko failing to make post-petition payments as the post-petition obligations have come due.

12. Attached hereto at Exhibit C is a copy of a Judgment which was entered for some of the past due fees. This Judgment has not been satisfied. Ashley Ridge has a statutory lien as established by 68 Pa. C.S. §5315 of the Planned Community Act of Pennsylvania.

13. Cause exists under §362(d)(1) of the Code to grant Ashley Ridge relief from the automatic stay, as the debt is a post-petition obligation and no efforts have been made to satisfy the obligation.

14. Debtor, Kevin D. Tolejko and Janessa R. Tolejko are jointly liable for this obligation as co-owners of the property. Janessa R. Tolejko had previously indicated that a modification to the bankruptcy plan would be filed and also disputed the debt on the basis of Chapter 13 Bankruptcy Protection since the above case was filed in 2019. At issue in this matter are post-petition obligations which have not been paid rather than pre-petition fees. As a result, Ashley Ridge should be granted relief from stay to collect this obligation pursuant to the provisions of 68 Pa. C.S. 5315. Alternatively, the delinquency should be resolved through an amendment to the plan.

15. As Ashley Ridge has secured a lien on the property, the Movant, Ashley Ridge Homeowners Association, respectfully requests this Honorable Court to Order the Plan to be amended to satisfy the debt owed to Ashley Ridge.

16. On September 10, 2024, a Notice of Intention to Pay Claims was filed with the Bankruptcy Court. A copy of the Notice which was filed on September 10, 2024 is attached hereto as Exhibit "D." Ashley Ridge Homeowners Association was not included on the list of Claims which were intended to be paid nor does the Notice indicate the obligation to Ashley Ridge be paid by the Plan.

17. Attached hereto as Exhibit "E" is a letter from the Debtor and Janessa Tolejko which sets forth their position that they have been under Bankruptcy Protection "since December 2019." Their letter also questions whether invoices were sent since 2022. Pursuant to Section 5315 of the Act the Association has a statutory Lien if the obligation is not paid when due and the ledger attached hereto as Exhibit "B" confirm no payments have been made in 2021 or thereafter.

18. Based on the above, the Movant, Ashley Ridge Homeowners Association, respectfully requests this Honorable Court to either Order the Plan be amended so that the obligation owed to Ashley Ridge are satisfied through the Plan Payments or in the alternative find that cause exists under §362(d)(1) of the Code to grant Ashley Ridge relief from the automatic stay.

A proposed Order is attached.

Respectfully submitted,

/s/ Fred C. Jug, Jr.
Fred C. Jug, Jr., Esquire
Pa. I.D. #58285
Brandt, Milnes & Rea
310 Grant Street, Suite 1109
Pittsburgh, PA 15219
412-255-6500
Attorney for Creditor,
Ashley Ridge Homeowners Association

Dated: November 12, 2024

Page datalets/datalet.aspx?mode=s sketch not registered
PARID: 550550135000
TOLEJKO,KEVIN D &
ROLL: REAL
107 JODI DR

Parcel

Property Location 107 JODI DR
Unit Desc -
Unit #
Legal Description LOT 62 ASHLEY RIDGE PL
HS GR
Tax District 55 - BRIGHTON TOWNSHIP
School District S03 - BEAVER

Status 1 - TAXABLE
LUC 110 - SINGLE FAMILY DWELLING-DETACHED

Topo 2 - Above Street
Utilities 1 - All Public
Roads 1 - Paved

Total Cards 1
Living Units 1
Billed Acres .29

Current Owner Details

Name TOLEJKO,KEVIN D &
JANESSA R
In Care Of
Mailing Address 107 JODI DR
BEAVER PA 15009
Deed Book 3478
Deed Page 853

Tax Mailing

Mailing Name TOLEJKO,KEVIN D &
Address 107 JODI DR
BEAVER PA 15009
Mortgage Company -

Sales

Recorded Date	Sale Price	New Owner	Old Owner	Book	Page
06-02-2014	1	TOLEJKO,KEVIN D &	TOLEJKO,KEVIN D &	3478	853
06-17-2013	321,690	TOLEJKO,KEVIN D &	NVR,INC	3449	977
04-11-2013	27,000	NVR,INC	FIRST NATIONAL BANK OF	3440	840
11-15-2010	27,357	FIRST NATIONAL BANK OF	ASHLEY RIDGE DEVELOPMENT,	3376	52
06-30-2005	505,000	ASHLEY RIDGE DEVELOPMENT,		3241	280

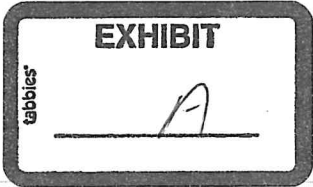
Values

Appraised Land 44,700
Appraised Building 365,600
Appraised Total 410,300

Clean and Green 0

Taxable Land 44,700
Taxable Building 365,600
Total Taxable Value 410,300

LAND PAR



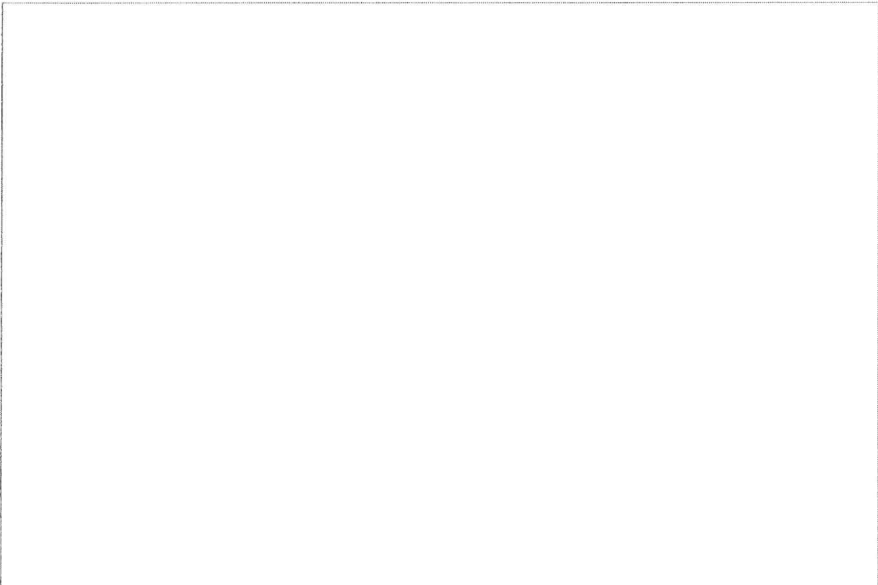
Line #	Type	Code	CAMA SQ FT	CAMA Acres	Value
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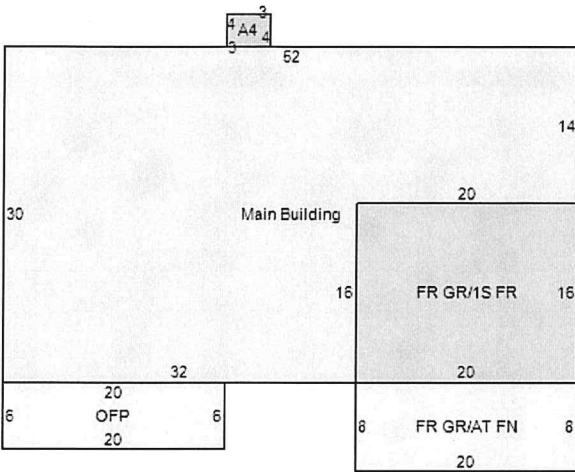
Residential Characteristics

Card	1
Year Built	2013
Remodeled Year	
Ground Floor Living Area	1240
Total Square Feet Living Area	2,864
Number of Stories	2
Grade	B-
CDU	AV - AVERAGE
Style	08 - COLONIAL
Total Rooms	8
Bedrooms	4
Full Baths	2
Half Baths	1
Total Fixtures	10
Additional Fixtures	
Heating	4 - CENTRAL W/ AC
Heating Fuel Type	2 - GAS
Heating System	2 - FORCED AIR
Attic Code	1 - NONE
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	
Fireplace Stacks	
Bsmt Garage (Num of Cars)	
Condo Level	
Condo Type	-
Basement	5 - PIER/POLE
Physical Condition	3 - AVERAGE

Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		1,240
1	1	13 - FR GR	10 - 1S FR	-	-		320
1	2	-	13 - FR GR	19 - AT FN	-		160
1	3	-	11 - OFF	-	-		120
1	4	-	31 - WDDCK	-	-		12





Item	Area
Main Building	1240
FR GR/1S FR - 13/10:FRAME GARAGE/1S FRAME	320
FR GR/AT FN - 13/19:FRAME GARAGE/ATTIC-FINISHED	160
OFP - 11:OPEN FRAME PORCH	120
WDDCK - 31:WOOD DECK	12



550550135000 03/13/2020

Ashley Ridge Homeowners Association

Homeowner Transaction History 1/1/2019 - 11/8/2024

291015110 - Kevin & Janessa Tolejko - 107 Jodi Drive

Date	Description	Charge	Payment	Balance
12/31/2021	Late Fees Initial Balance	\$604.50	-	\$604.50
12/31/2021	HOA Maintenance Fee Initial Balance	\$622.50	-	\$1,227.00
12/31/2021	Legal Fees Initial Balance	\$798.50	-	\$2,025.50
1/1/2022	HOA Maintenance Fee	\$336.00	-	\$2,361.50
2/5/2022	Late Fees	\$31.13	-	\$2,392.63
3/5/2022	Late Fees	\$47.93	-	\$2,440.56
4/5/2022	Late Fees	\$47.93	-	\$2,488.49
5/5/2022	Late Fees	\$47.93	-	\$2,536.42
6/5/2022	Late Fees	\$47.93	-	\$2,584.35
7/5/2022	Late Fees	\$47.93	-	\$2,632.28
8/5/2022	Late Fees	\$47.93	-	\$2,680.21
9/5/2022	Late Fees	\$47.93	-	\$2,728.14
10/5/2022	Late Fees	\$47.93	-	\$2,776.07
11/5/2022	Late Fees	\$47.93	-	\$2,824.00
12/5/2022	Late Fees	\$47.93	-	\$2,871.93
1/1/2023	HOA Maintenance Fee	\$168.00	-	\$3,039.93
1/5/2023	Late Fees	\$56.33	-	\$3,096.26
2/5/2023	Late Fees	\$56.33	-	\$3,152.59
3/5/2023	Late Fees	\$56.33	-	\$3,208.92
4/5/2023	Late Fees	\$56.33	-	\$3,265.25
5/5/2023	Late Fees	\$56.33	-	\$3,321.58
6/5/2023	Late Fees	\$56.33	-	\$3,377.91
7/1/2023	HOA Maintenance Fee	\$168.00	-	\$3,545.91
7/5/2023	Late Fees	\$64.73	-	\$3,610.64
8/5/2023	Late Fees	\$64.73	-	\$3,675.37
9/5/2023	Late Fees	\$64.73	-	\$3,740.10
10/5/2023	Late Fees	\$64.73	-	\$3,804.83
11/5/2023	Late Fees	\$64.73	-	\$3,869.56
12/5/2023	Late Fees	\$64.73	-	\$3,934.29
1/1/2024	HOA Maintenance Fee	\$168.00	-	\$4,102.29
1/5/2024	Late Fees	\$73.13	-	\$4,175.42
2/5/2024	Late Fees	\$73.13	-	\$4,248.55
3/5/2024	Late Fees	\$73.13	-	\$4,321.68
4/5/2024	Late Fees	\$73.13	-	\$4,394.81
5/5/2024	Late Fees	\$73.13	-	\$4,467.94
6/5/2024	Late Fees	\$73.13	-	\$4,541.07
7/1/2024	HOA Maintenance Fee	\$168.00	-	\$4,709.07
7/5/2024	Late Fees	\$81.53	-	\$4,790.60

EXHIBIT

tabbles®

B

Homeowner Transaction History 1/1/2019 - 11/8/2024

8/5/2024	Late Fees	\$81.53	-	\$4,872.13
9/5/2024	Legal Fees through 8/31/24	\$78.00	-	\$4,950.13
9/5/2024	Late Fees	\$81.53	-	\$5,031.66
10/5/2024	Late Fees	\$81.53	-	\$5,113.19
11/4/2024	Legal Fees through 10/31/24	\$507.00	-	\$5,620.19
11/5/2024	Late Fees	\$81.53	-	\$5,701.72



**NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE**

Mag. Dist. No: MDJ-36-2-02
MDJ Name: Honorable John W. Armour
Address: 175 Friendship Circle
Beaver, PA 15009
Telephone: 724-775-3380

Ashley Ridge Homeowners Association
v.
Kevin Tolejko, Janessa Tolejko

Ashley Ridge Homeowners Association
Ashley Ridge Homeowners Associates
c/o Acri Community Realty
290 Perry Highway
Pittsburgh, PA 15229

Docket No: MJ-36202-CV-0000078-2021
Case Filed: 6/22/2021



Disposition Summary (cc - Cross Complaint)

<u>Docket No</u>	<u>Plaintiff</u>	<u>Defendant</u>	<u>Disposition</u>	<u>Disposition Date</u>
MJ-36202-CV-0000078-2021	Ashley Ridge Homeowners Association	Janessa Tolejko	Judgment for Plaintiff	07/26/2021

Judgment Summary

<u>Participant</u>	<u>Joint/Several Liability</u>	<u>Individual Liability</u>	<u>Amount</u>
Ashley Ridge Homeowners Association	\$0.00	\$0.00	\$0.00
Janessa Tolejko	\$0.00	\$1,566.25	\$1,566.25
Kevin Tolejko	\$0.00	\$0.00	\$0.00

Judgment Finding (*Post Judgment)

In the matter of Ashley Ridge Homeowners Association vs. Janessa Tolejko on MJ-36202-CV-0000078-2021, on 7/26/2021 the judgment was awarded as follows:

<u>Judgment Component</u>	<u>Joint/Several Liability</u>	<u>Individual Liability</u>	<u>Deposit Applied</u>	<u>Amount</u>
Civil Judgment	0.00	\$1,436.50		\$1,436.50
Costs	0.00	\$129.75		\$129.75
Grand Total:				\$1,566.25

Comments:

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS OR THE PHILADELPHIA MUNICIPAL COURT, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS OR THE PHILADELPHIA MUNICIPAL COURT AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS OR THE PHILADELPHIA MUNICIPAL COURT, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

Date

Magisterial District Judge John W. Armour



I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

Date

Magisterial District Judge



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**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF PENNSYLVANIA**

09/10/2024

IN RE:

KEVIN DAVID TOLEJKO
107 JODI ROAD
BEAVER, PA 15009
XXX-XX-3137 Debtor(s)

Case No.19-24789 CMB

Chapter 13

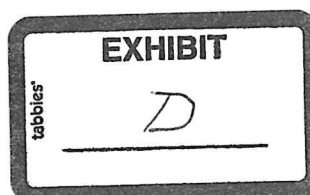
NOTICE OF CLAIMS FILED AND INTENTION TO PAY CLAIMS

NOTICE IS HEREBY GIVEN of claims filed and the intention of the Chapter 13 Trustee to pay the claims of creditors named below, in the amounts* and manner authorized by the terms and provisions of the confirmed Chapter 13 Plan, the order confirming the Plan, and applicable rules.

This Notice is filed as a courtesy, to inform all parties of the claims the Trustee has found in the case. This Notice does not seek authorization to pay claims, as that authorization already exists in the form of plan terms, applicable rules, and confirmation orders. Any party who objects to the allowance of a filed claim must file a formal objection to the claim itself, NOT an objection to this Notice.

This Notice should not be construed as altering the deadlines for filing objections to proofs of claim, as contained in the Federal Rules of Bankruptcy Procedure, the confirmed Chapter 13 Plan, or the order confirming the Chapter 13 Plan. Pursuant to 11 U.S.C. § 502 (a), the claims which have been filed as stated above will be deemed allowed for purposes of distribution and shall be paid unless the debtor or other party in interest has timely objected to the claim, and provided notice of the objection to the Trustee, prior to the claim being paid by the Trustee.

The following claim information is derived from one or more of the following sources: the debtor(s)' Chapter 13 Plan, proofs of claim, and the order confirming the plan. The list does not include claims which have been disallowed, withdrawn, or claims not provided for in the Chapter 13 Plan for which proofs of claim have not been filed. Some of the claims listed on the following pages may have already been fully or partially paid by the Trustee. To determine whether or not any payments have already been disbursed on a claim, please consult the Trustee's web site at www.13network.com.



*Unless the Chapter 13 Plan provides for a 100% payment of unsecured claims and is adequately funded to pay 100%, the actual percentage dividend which will be paid to the holders of allowed unsecured claims is not presently known. In accordance with the provisions of the Chapter 13 Plan and local rules, the amount and percentage dividend to

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which will be paid to the unsecured creditors after the Trustee has calculated the actual amount of funds available for distribution to unsecured creditors, after determining the amounts needed to complete payments on the secured and priority claims. Notwithstanding the fact that the final calculation will not be done until final audit, the Trustee will distribute funds to unsecured creditors, in accordance with the Chapter 13 Plan and Bankruptcy Code priorities, when and as funds allow.

/s/ RONDA J. WINNECOUR
RONDA J WINNECOUR PA ID #30399
CHAPTER 13 TRUSTEE WD PA
600 GRANT STREET
SUITE 3250 US STEEL TWR
PITTSBURGH, PA 15219
(412) 471-5566
cmecf@chapter13trusteewdpa.com

I herein certify that a copy of this notice was served upon the listed creditors of record of this date and the debtor(s) and debtor(s) attorney of record on this date by regular U.S. Mail, postage prepaid, at the address as it appears in the records hereof.

9/10/2024

/s/Trustee'sAdministrativAssistant
CHAPTER 13 TRUSTEE WD PA
600 GRANT STREET
SUITE 3250 US STEEL TWR
PITTSBURGH, PA 15219
(412) 471-5566
cmecf@chapter13trusteewdpa.com

SEE NEXT PAGE FOR CLAIMS

CLAIM RECORDS

SYNCHRONY BANK** C/O PRA RECEIVABLES MANAGEMENT LLC PO BOX 41021 NORFOLK, VA 23541	Trustee Claim Number:1 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: AMAZON/PRAE	CRED DESC: NOTICE ONLY ACCOUNT NO.: 5649
BERNSTEIN BURKLEY PC 601 GRANT ST - 9TH FL PITTSBURGH, PA 15219	Trustee Claim Number:2 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: DUQ LITE/PRAE	CRED DESC: NOTICE ONLY ACCOUNT NO.:
PHELAN HALLINAN DIAMOND & JONES LLP C/O PMB SSS ACQUISITION PO BOX 8990 TURNERSVILLE, NJ 08012-8990	Trustee Claim Number:3 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: PENNYMAC/PRAE	CRED DESC: NOTICE ONLY ACCOUNT NO.:
GRB LAW** C/O JEFFREY R HUNT ESQ - FOR PNG CO 525 WILLIAM PENN PLACE STE 3110 PITTSBURGH, PA 15219	Trustee Claim Number:4 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: PEOPLES/PRAE	CRED DESC: NOTICE ONLY ACCOUNT NO.:
FORD MOTOR CREDIT COMPANY LLC(*) DEPT 55953 PO BOX 55000 DETROIT, MI 48255-0953	Trustee Claim Number:5 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: STRICKEN/CONF*489.34@0%/PL*2B506/PL*DK	CRED DESC: VEHICLE ACCOUNT NO.: 9263
NEW REZ LLC D/B/A SHELLPOINT MORTGAGE PO BOX 10826 GREENVILLE, SC 29603-0826	Trustee Claim Number:6 INT %: 0.00% Court Claim Number:23-2 CLAIM: 0.00 COMMENT: PMT/DECL*CL23-2 GOV W/NMPC*DK4PMT-LMT*BGN 1/20*AMD*LMP DENIED*FR PE	CRED DESC: MORTGAGE REGULAR PAYMEN ACCOUNT NO.: 8249
BANK OF AMERICA NA** PO BOX 15102 WILMINGTON, DE 19886-5102	Trustee Claim Number:7 INT %: 0.00% Court Claim Number:5 CLAIM: 16,970.81 COMMENT: X2110/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 1052
BANK OF AMERICA NA** PO BOX 15102 WILMINGTON, DE 19886-5102	Trustee Claim Number:8 INT %: 0.00% Court Claim Number:4 CLAIM: 5,191.31 COMMENT: X4771/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 0005
PORTFOLIO RECOVERY ASSOCIATES LLC PO BOX 12914 NORFOLK, VA 23541	Trustee Claim Number:9 INT %: 0.00% Court Claim Number:21-2 CLAIM: 7,646.48 COMMENT: X0185/SCH*BARCLAYS*UPROMISE*AMD	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 1390
BEST BUY CREDIT SERVICES PO BOX 790441 SAINT LOUIS, MO 63179	Trustee Claim Number:10 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: NT ADR/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 1677

CAPITAL ONE BANK (USA) NA BY AMERICAN INF PO BOX 71083 CHARLOTTE, NC 28272-1083	Trustee Claim Number:11 INT %: 0.00% Court Claim Number:3 CLAIM: 675.72 COMMENT: X7805/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 4921
PORTFOLIO RECOVERY ASSOCIATES LLC PO BOX 12914 NORFOLK, VA 23541	Trustee Claim Number:12 INT %: 0.00% Court Claim Number:7 CLAIM: 2,009.71 COMMENT: 7805/SCH*CAPITAL ONE	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 4672
CARE CREDIT++ 950 FORRER BLVD KETTERING, OH 45420	Trustee Claim Number:13 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: NT ADR/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.:
PORTFOLIO RECOVERY ASSOCIATES LLC PO BOX 12914 NORFOLK, VA 23541	Trustee Claim Number:14 INT %: 0.00% Court Claim Number:22 CLAIM: 0.00 COMMENT: X0119/SCH*CITI/B-BUY*JUDGMENT/CL*CL22:\$10,648.75~W/D@OC 81	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 6758
PORTFOLIO RECOVERY ASSOCIATES LLC PO BOX 12914 NORFOLK, VA 23541	Trustee Claim Number:15 INT %: 0.00% Court Claim Number:2 CLAIM: 13,270.31 COMMENT: CITIBANK*THD	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 0332
CREDIT ONE BANK POB 98872 LAS VEGAS, NV 89193-8872	Trustee Claim Number:16 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT:	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.:
MIDLAND FUNDING LLC C/O MIDLAND CREDIT MANAGEMENT INC - AGEI PO BOX 2011 WARREN, MI 48090	Trustee Claim Number:17 INT %: 0.00% Court Claim Number:18 CLAIM: 2,481.40 COMMENT: 9162~LEVIN FURNITURE/SYNCHRONY BANK*JUDGMENT	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 4613
NETWORKS ONLINE LLC POB 367 GIRARD, OH 44420-0367	Trustee Claim Number:18 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: NT ADR/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 1917
PNC BANK++ POB 3180 PITTSBURGH, PA 15230	Trustee Claim Number:19 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT:	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 1196
MIDLAND FUNDING LLC C/O MIDLAND CREDIT MANAGEMENT INC - AGEI PO BOX 2011 WARREN, MI 48090	Trustee Claim Number:20 INT %: 0.00% Court Claim Number:19 CLAIM: 3,633.00 COMMENT: 7451~SLEEP NUMBER/SYNCHRONY BANK*JUDGMENT	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 3003

PORTFOLIO RECOVERY ASSOCIATES LLC PO BOX 12914 NORFOLK, VA 23541	Trustee Claim Number:21 INT %: 0.00% Court Claim Number:1 CLAIM: 5,384.58 COMMENT: HH GREGG*SYNCHRONY	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 6580
PRA/PORTFOLIO RECOVERY ASSOC POB 12914 NORFOLK, VA 23541	Trustee Claim Number:22 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT:	CRED DESC: SPECIAL NOTICE ONLY ACCOUNT NO.:
PEOPLES NATURAL GAS CO LLC* ATTN BANKRUPTCY DEPARTMENT 375 NORTH SHORE DR PITTSBURGH, PA 15212	Trustee Claim Number:23 INT %: 0.00% Court Claim Number:6 CLAIM: 1,734.11 COMMENT: NT/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 2461
HUNTINGTON NATIONAL BANK(*) 5555 CLEVELAND AVE - GW1N10 COLUMBUS, OH 43231	Trustee Claim Number:24 INT %: 0.00% Court Claim Number:8 CLAIM: 1,175.45 COMMENT: NT/SCH*CHECKING OVERDRAFT	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 5971
NEW REZ LLC D/B/A SHELLPOINT MORTGAGE PO BOX 10826 GREENVILLE, SC 29603-0826	Trustee Claim Number:25 INT %: 0.00% Court Claim Number:23-2 CLAIM: 35,650.14 COMMENT: CL23-2GOV*24,000/PL*THRU 12/19*AMD*LMP DENIED*FR PENNYMAC-D96	CRED DESC: MORTGAGE ARR. ACCOUNT NO.: 8249
QUANTUM3 GROUP LLC AGNT - CF MEDICAL LL PO BOX 788 KIRKLAND, WA 98083-0788	Trustee Claim Number:26 INT %: 0.00% Court Claim Number:9 CLAIM: 70.60 COMMENT: NT/SCH*HERITAGE VALLEY BEAVER	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 7441
QUANTUM3 GROUP LLC AGNT - CF MEDICAL LL PO BOX 788 KIRKLAND, WA 98083-0788	Trustee Claim Number:27 INT %: 0.00% Court Claim Number:10 CLAIM: 334.00 COMMENT: NT/SCH*HERITAGE VALLEY BEAVER	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 6214
QUANTUM3 GROUP LLC AGNT - CF MEDICAL LL PO BOX 788 KIRKLAND, WA 98083-0788	Trustee Claim Number:28 INT %: 0.00% Court Claim Number:11 CLAIM: 334.00 COMMENT: NT/SCH*HERITAGE VALLEY BEAVER	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 3931
QUANTUM3 GROUP LLC AGNT - CF MEDICAL LL PO BOX 788 KIRKLAND, WA 98083-0788	Trustee Claim Number:29 INT %: 0.00% Court Claim Number:12 CLAIM: 129.44 COMMENT: NT/SCH*HERITAGE VALLEY BEAVER	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 8457
QUANTUM3 GROUP LLC AGNT - CF MEDICAL LL PO BOX 788 KIRKLAND, WA 98083-0788	Trustee Claim Number:30 INT %: 0.00% Court Claim Number:13 CLAIM: 262.94 COMMENT: NT/SCH*HERITAGE VALLEY BEAVER	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 8749

CLAIM RECORDS

QUANTUM3 GROUP LLC AGNT - CF MEDICAL LL PO BOX 788 KIRKLAND, WA 98083-0788	Trustee Claim Number:31 INT %: 0.00% Court Claim Number:14 CLAIM: 95.00 COMMENT: NT/SCH*HERITAGE VALLEY BEAVER	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 6043
QUANTUM3 GROUP LLC AGNT - CF MEDICAL LL PO BOX 788 KIRKLAND, WA 98083-0788	Trustee Claim Number:32 INT %: 0.00% Court Claim Number:15 CLAIM: 262.75 COMMENT: NT/SCH*HERITAGE VALLEY BEAVER	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 5495
MIDLAND FUNDING LLC C/O MIDLAND CREDIT MANAGEMENT INC - AGEI PO BOX 2011 WARREN, MI 48090	Trustee Claim Number:33 INT %: 0.00% Court Claim Number:20 CLAIM: 4,218.88 COMMENT: NT/SCH*SYNCHRONY BANK/AMAZON*JUDGMENT	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 5649
VERIZON BY AMERICAN INFOSOURCE AS AGENT PO BOX 4457 HOUSTON, TX 77210-4457	Trustee Claim Number:34 INT %: 0.00% Court Claim Number:16 CLAIM: 940.42 COMMENT: NT/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 0001
DUQUESNE LIGHT COMPANY(*) ATTN. LITIGATION COUNSEL 411 SEVENTH AVE MAIL DROP 16-1 PITTSBURGH, PA 15219	Trustee Claim Number:35 INT %: 0.00% Court Claim Number:17 CLAIM: 1,754.18 COMMENT: NT/SCH	CRED DESC: UNSECURED CREDITOR ACCOUNT NO.: 0905
NEW REZ LLC D/B/A SHELLPOINT MORTGAGE S PO BOX 10826 GREENVILLE, SC 29603-0826	Trustee Claim Number:36 INT %: 0.00% Court Claim Number:23 CLAIM: 0.00 COMMENT: LMP DENIED*FR PENNYMAC-DOC 96	CRED DESC: MORTGAGE REGULAR PAYMEN ACCOUNT NO.: 0468
CITIZENS BANK NA ONE CITIZENS BANK WAY JCA115 JOHNSTON, RI 02919	Trustee Claim Number:37 INT %: 0.00% Court Claim Number:24 CLAIM: 432.70 COMMENT: CL24GOV*NT PROV~SAME DEBT AS CID 5*LATE*DK!	CRED DESC: VEHICLE ACCOUNT NO.: 9979
KML LAW GROUP PC* 701 MARKET ST STE 5000 PHILADELPHIA, PA 19106	Trustee Claim Number:38 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: PENNYMAC/PRAE	CRED DESC: NOTICE ONLY ACCOUNT NO.:
POWERS KIRN LLC 8 NESHAMINY INTERPLEX STE 215 TREVOSSE, PA 19053	Trustee Claim Number:39 INT %: 0.00% Court Claim Number: CLAIM: 0.00 COMMENT: PENNYMAC/PRAE	CRED DESC: NOTICE ONLY ACCOUNT NO.:

Kevin & Jenessa Tolejko
107 Jodi Drive
Beaver, PA 15009
August 28, 2024

Brandt, Milnes & Rea, P.C.
1109 Grant Building
310 Grant Street
Pittsburgh, PA 15219

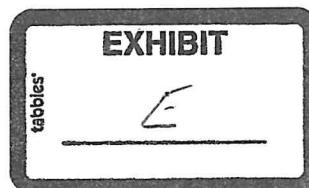
Dear Brandt, Milnes & Rea, P.C.:

We are writing to notify you that we dispute this debt. The last invoice that we received from Acri Commercial Realty on behalf of the Ashley Ridge HOA was dated January 1, 2022. Since that time, we have not received any new invoices. We require proof that invoices were sent for the disputed amount. In addition, we have been under Chapter 13 bankruptcy protection since December 2019.

Sincerely,



Kevin & Jenessa Tolejko



UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF
PENNSYLVANIA

In Re:

KEVIN DAVID TOLEJKO

Debtor.

ASHLEY RIDGE HOMEOWNERS
ASSOCIATION

Movant,

vs.

KEVIN DAVID TOLEJKO, .

Respondent

Case No. 19-24789-CMB

Document No. _____

ORDER OF COURT

AND NOW, this _____ day of _____, 2024, upon consideration of the Motion to Amend the Plan or in the Alternative Motion for Relief from the Automatic Stay filed by the Movant Ashley Ridge Homeowners Association and all parties in interest having notice and an opportunity to be heard, it is hereby ORDERED said MOTION is GRANTED. Debtor shall amend the Plan and the Notice of Intention to Pay Claims to include the Satisfaction of the Claim of Ashley Ridge in the amount of \$5,701.72 plus HOA fees that come due. In the alternative, the Motion for Relief from Stay is GRANTED permitting Ashley Ridge Homeowners Association to enforce their legal rights and remedies in the Court of Common Pleas of Beaver County and to request the Entry of Judgment pursuant to 68 Pa. C.S. §5315.

BY THE COURT:

_____*J.*

CERTIFICATE OF SERVICE

I, Fred C. Jug, Jr., Esquire, hereby certify that a true and correct copy of the ***MOTION TO APPROVE POST-PETITION CLAIM/MOTION TO AMEND PLAN OR IN THE ALTERNATIVE MOTION FOR RELIEF FROM THE AUTOMATIC STAY***, was served this 12th day of November, 2024, by e-mail upon the following:

Joseph Peter Nigro, Esquire
Nigro & Associates, LLC
1330 Old Freeport Road
Pittsburgh, PA 15238

Kevin & Janessa Tolejko
107 Jodi Drive
Beaver, PA 15009

Respectfully Submitted,

Brandt, Milnes & Rea, P.C.

/s/ Fred C. Jug, Jr.
Fred C. Jug, Jr., Esquire
Counsel for Plaintiff
Pa. I.D. No. 58285
310 Grant Street, Suite 1109
Pittsburgh, PA 15219
(412) 255-6500
(412) 255-6504 (fax)